

File No. 130010

Committee Item No. \_\_\_\_\_  
Board Item No. 41

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date January 29, 2013

**Cmte Board**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

**OTHER** (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
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<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Robert Moyer

Date January 18, 2013

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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[Final Map 6977 - 435 Duboce Avenue]

**Motion approving Final Map 6977, a Two Lot Subdivision, Parcel "A" being a Four Residential and One Commercial Unit, Mixed-Use Condominium Project, located at 435 Duboce Avenue being a subdivision of Assessor's Block No. 3537, Lot No. 087, and adopting findings pursuant to the General Plan and City Planning Code, Section 101.1.**

MOVED, That the certain map entitled "FINAL MAP 6977", comprising 4 sheets, approved December 20, 2012, by Department of Public Works Order No. 180904, is hereby approved and said map is adopted as an Official Final Map 6977; and be it

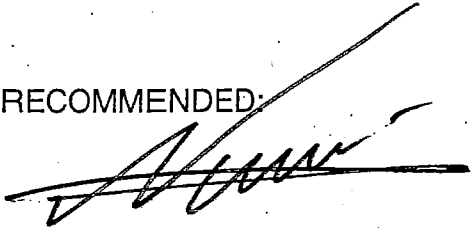
FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department, by its letter dated June 29, 2012, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the Eight Priority Policies of Section 101.1 of the Planning Code; and be it

FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes the Director of the Department of Public Works to enter all necessary recording information on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth herein; and be it

FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

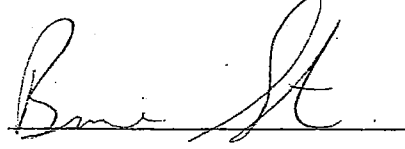
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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



Office of the City and County Surveyor  
875 Stevenson Street, Room 410  
San Francisco, Ca 94103  
(415) 554-5827 ■ www.sfdpw.org



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 180904**

**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS**

APPROVING FINAL MAP 6977, 435 DUBOCE AVENUE, A 2 LOT SUBDIVISION – PARCEL “A” BEING A FOUR RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 087 IN ASSESSORS BLOCK NO. 3537.

A 2 LOT SUBDIVISION – PARCEL “A” BEING A FOUR RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 29, 2012, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map 6977”, each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated June 29, 2012, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.



RECOMMENDED:

Bruce R. Storrs, PLS  
City and County Surveyor, DPW

cc: File (2)  
Board of Supervisors (signed)  
Tax Collector's Office

APPROVED:

Mohammed Nuru  
Director of Public Works

APPROVED: December 20, 2012

MOHAMMED NURU, DIRECTOR

12/20/2012

12/20/2012

X Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor

X Mohammed Nuru

---

Nuru, Mohammed  
Director



**OWNERS' STATEMENT:**

WE HEREBY STATE THAT I AM THE ONLY OWNER OF THE REAL PROPERTY DESCRIBED IN THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP 6977 IN WITNESS WHEREOF, I, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 435 DUBOCE AVENUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Garrin Wong  
GARRIN WONG, MANAGER

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO  
BEFORE ME, Michael J. Foster, NOTARY PUBLIC,  
PERSONALLY APPEARED GARRIN WONG  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBMITTED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN FULL KNOWLEDGE OF THE CONTENTS AND EFFECTS THEREOF AND THAT HE/SHE/THEY ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNATURE: Garrin Wong  
PRINTED NAME: Garrin Wong  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS: San Francisco  
COMMISSION EXPIRES: 12/31/13 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER: 1234567

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_ BY ORDER

BY: Mohammed Nurul  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
STATE OF CALIFORNIA  
DATE: \_\_\_\_\_

APPROVED AS TO FORM:  
DENNIS J. HERRERA, CITY ATTORNEY  
DATE: \_\_\_\_\_

DEPUTY CITY ATTORNEY  
STATE OF CALIFORNIA

**BENEFICIARY'S STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON JANUARY 21, 2008, IN REEL 5888, MAKE THIS IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN FULL KNOWLEDGE OF THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 6977, IN WITNESS WHEREOF, I, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

STATEMENT THIS \_\_\_ DAY OF \_\_\_ 2012.

BY: Michael J. Foster  
TITLE: Notary Public

**BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO  
BEFORE ME, Michael J. Foster, NOTARY PUBLIC,  
PERSONALLY APPEARED Michael J. Foster, NOTARY PUBLIC,  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WAS/WERE SUBMITTED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN FULL KNOWLEDGE OF THE CONTENTS AND EFFECTS THEREOF AND THAT HE/SHE/THEY ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

SIGNATURE: Michael J. Foster  
PRINTED NAME: Michael J. Foster  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS: San Francisco  
COMMISSION EXPIRES: 12/31/13 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER: 1234567

**BOARD OF SUPERVISORS APPROVAL**

ON \_\_\_ 20\_\_ THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. \_\_\_ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. \_\_\_



**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND THE RECORDS OF MICHAEL J. FOSTER, A PROFESSIONAL LAND SURVEYOR, LICENSE NO. 7170, AND CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.  
I FURTHER STATE THAT THE MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RE-LOCATED.

DATE: December 5, 2012  
BY: Michael J. Foster  
MICHAEL J. FOSTER, L.S. 7170  
LICENSE EXPIRATION DATE: DECEMBER 31, 2013



**CITY AND COUNTY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND THAT THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO



DATE: December 20, 2012  
BY: Bruce R. Storrs  
BRUCE R. STORRS, L.S. 6914  
LICENSE EXPIRATION DATE: SEPTEMBER 30, 2013

**CLERK'S STATEMENT:**

I, ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_ ADOPTED \_\_\_ APPROVED THIS MAP ENTITLED FINAL MAP NO. 6977.  
IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**RECORDER'S STATEMENT:**

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_ 20\_\_ AT \_\_\_ MINUTES PAST \_\_\_ OF \_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MICHAEL J. FOSTER

SIGNED: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP NO. 6977**

A TWO LOT SUBDIVISION-PARCEL "A" BEING  
A FOUR RESIDENTIAL AND ONE COMMERCIAL UNIT  
MIXED-USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED ON JANUARY 31, 2008, IN REEL J 588, IMAGE 0453  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
SEPTEMBER, 2012

**BAY AREA LAND SURVEYING INC.**

961 MITCHELL WAY  
EL SOGRANTE, CA 94803  
(910) 223-9197  
SH. 1 OF 4  
ASSESSOR'S BLOCK 337, LOT 087, 435 DUBOCE AVENUE

**BENEFICIARY'S STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON JANUARY 18, 2012, UNDER SERIES NUMBER 2012-0334587-00 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 6977.

IN WITNESS WHEREOF, THE UNDERSIGNED, LODGEPOLE FUND NO. 1 LLC, HAVING EXECUTED THIS STATEMENT THIS 31 DAY OF December, 2012

BY: [Signature] BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
I, [Signature] NOTARY PUBLIC,  
PERSONALLY APPEARED [Signature]  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND THAT SAID PERSON(S) IS/ARE FULLY CAPABLE AND LEGALLY COMPETENT TO EXECUTE THE INSTRUMENT AND THAT SAID PERSON(S) IS/ARE THE PERSON(S) AUTHORIZED CAPACITY(IES) AND THAT SAID PERSON(S) IS/ARE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT ON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

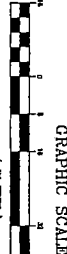
WITNESS MY HAND \_\_\_\_\_ SIGNATURE [Signature]  
PRINTED NAME AND STATE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS California COMMISSION EXPIRES 1/18/2014  
COMMISSION NUMBER 1884531 (SEAL OPTIONAL IF COMPLETED)

**FINAL MAP NO. 6977**  
A TWO LOT SUBDIVISION-PARCEL "A" BEING  
A FOUR RESIDENTIAL AND ONE COMMERCIAL UNIT  
MIXED-USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED ON JANUARY 31, 2008, IN REEL J 568, IMAGE 0453  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
SEPTEMBER, 2012  
**BAY AREA LAND SURVEYING INC.**

861 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(925) 233-5157  
SHT. 2 OF 4  
ASSESSOR'S BLOCK 3537, LOT 007, US DUBOISE AVENUE

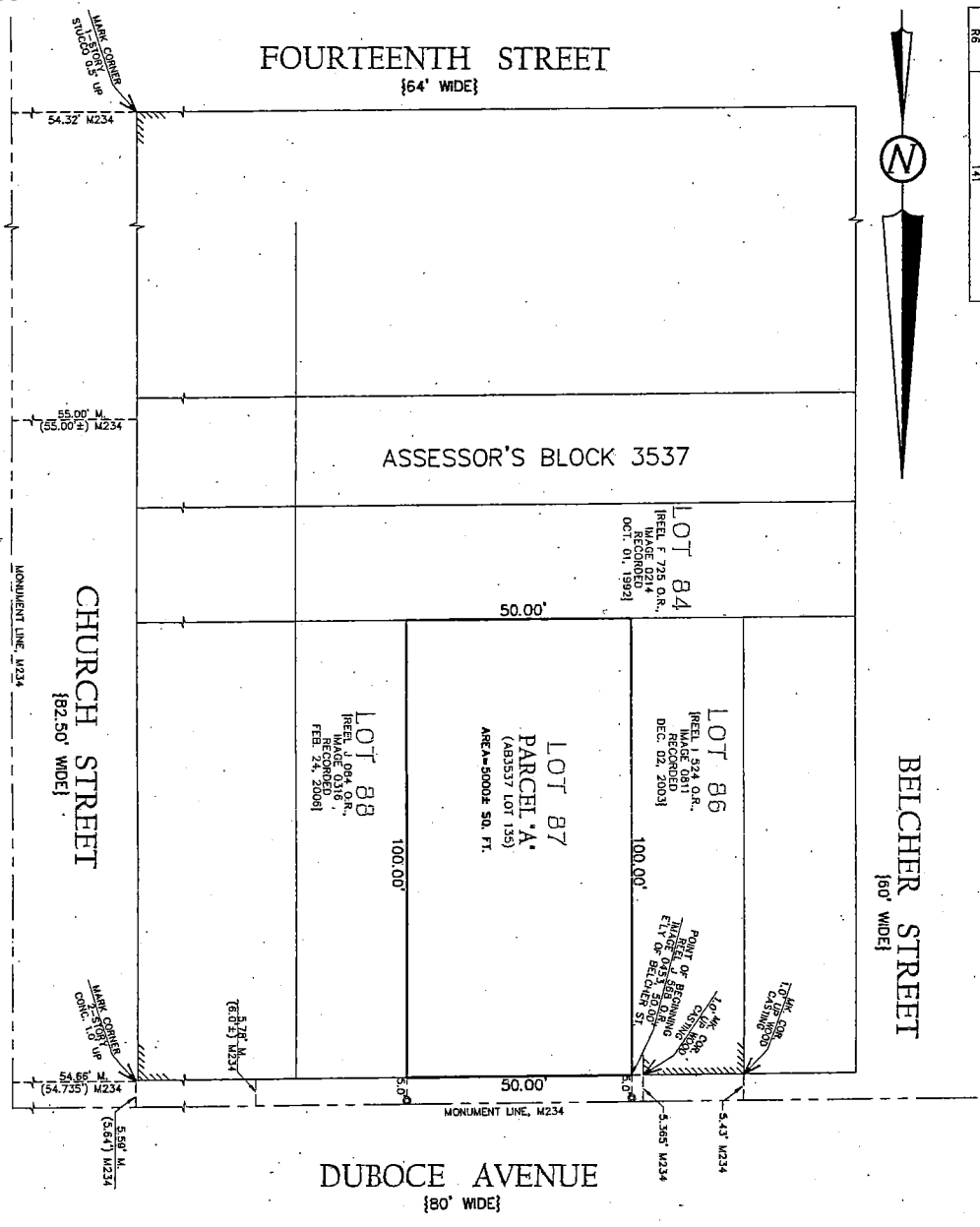
**NOTE:**  
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
PARCEL A	138
PARCEL B	139
PARCEL C	137
R4	139
R5	140
R6	141



**LEGEND/REFERENCES**

M	MEASURED DATA
N	FOUND MONUMENT MARK AS NOTED
M234	MONUMENT MAP NO. 234, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
O.R.	OFFICIAL RECORD
SETBACK	SETBACK & TAG L.S. 7170



- NOTES:**
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  3. ANY LINE REPRESENTING A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO IN DISCREPANCY WITH MEASURED VALUES, HEREON HAS BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION, AS STREET WORKS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

**GENERAL NOTES:**

A. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAYS-STRUNG COMMON INTEREST DEVELOPMENT ACT, THIS IS THE SURVEY CODE SECTION 15116). THIS CONDOMINIUM PLAN SHALL BE LIMITED TO FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT.

B. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXISTING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), FACILITIES, SUCH AS REAR PORCHES THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF: (1) ALL FRONTING SIDEWALKS; ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PROXIMATE ADJACENT PROPERTY OWNERS FROM THE PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D. IN THE EVENT THE AREAS DETERMINED IN (C) (1) ARE NOT PROPERLY MAINTAINED, THE HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE TO THE EXTENT OF THE MEMBER'S PROPORTIONATE OBLIGATION TO THOSE AREAS, FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE CONSIDERED A BREACH OF THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNERS' PROPERTY.

E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, CONSTRUCTION, OR FINISHING OF ANY STRUCTURE, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY DEFICIENCIES OR TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR RELEVANT PERMITS.

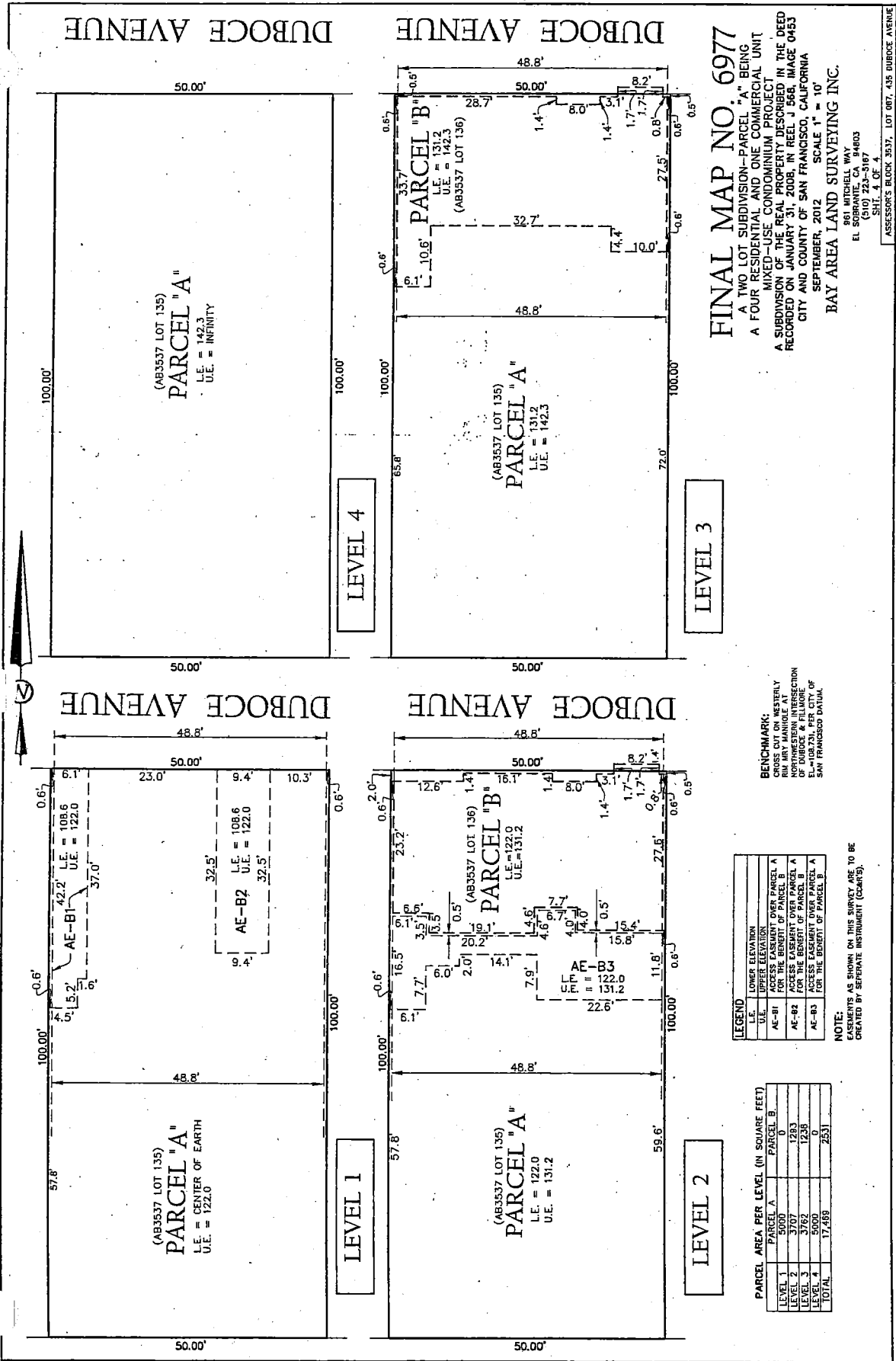
F. BAY AREA LAND SURVEYING AND OTHER EMPLOYEES, IF ANY SHOWN HEREON, SHALL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES, NEW OR EXISTING, WHICH ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH DEFICIENCIES TO BAY AREA LAND SURVEYING AND OTHER EMPLOYEES, IF ANY SHOWN HEREON.

G. ENCROACHMENT FROM/ONTO ADJACENT PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. BAY AREA LAND SURVEYING AND OTHER EMPLOYEES, IF ANY SHOWN HEREON, SHALL NOT BE DEEMED TO HAVE ANY INTEREST IN SUCH ENCROACHMENTS.

H. THIS PROJECT IS SUBJECT TO THAT CERTAIN NOTICE OF SPECIAL RESTRICTIONS RECORDED AUGUST 16, 2011, IN REEL K461, MADE 164.

**FINAL MAP NO. 6977**  
A TWO LOT SUBDIVISION--PARCEL "A" BEING  
A FOUR RESIDENTIAL AND ONE COMMERCIAL UNIT  
MIXED-USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED ON JANUARY 31, 2008, IN REEL J 568, MADE 0453  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
SEPTEMBER, 2012 SCALE 1" = 16'  
BAY AREA LAND SURVEYING INC.  
981 WITHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-9187  
SHT. 3 LOT 4  
ASSESSOR'S BLOCK 3537, LOT 087, 435 DUBOCE AVENUE





**FINAL MAP NO. 6977**  
 A TWO LOT SUBDIVISION-PARCEL "A" BEING  
 A FOUR RESIDENTIAL AND ONE COMMERCIAL UNIT  
 MIXED-USE CONDOMINIUM PROJECT  
 A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
 RECORDED ON JANUARY 31, 2008, IN REEL J 568, IMAGE 0453  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 SEPTEMBER, 2012 SCALE 1" = 10'  
**BAY AREA LAND SURVEYING INC.**  
 661 MITCHELL AVE.  
 EL SOBRANTE, CA 94803  
 (510) 223-5187  
 SHI. 4 OF 4

**BENCHMARK:**  
 CROSS CUT ON WESTERLY  
 NORTHWESTERN INTERSECTION  
 OF DUBOCE & FILLMORE  
 SAN FRANCISCO DATUM

**LEGEND**

L.E.	LOWER ELEVATION
U.E.	UPPER ELEVATION
AE-B1	ACCESS EASEMENT OVER PARCEL A FOR THE BENEFIT OF PARCEL B
AE-B2	ACCESS EASEMENT OVER PARCEL B FOR THE BENEFIT OF PARCEL A
AE-B3	ACCESS EASEMENT OVER PARCEL A FOR THE BENEFIT OF PARCEL B

**NOTE:**  
 EASEMENTS AS SHOWN ON THIS SURVEY ARE TO BE  
 CREATED BY SEPARATE INSTRUMENT (COARTS).

**PARCEL AREA PER LEVEL (IN SQUARE FEET)**

LEVEL	PARCEL A	PARCEL B
LEVEL 1	57.8	0
LEVEL 2	37.07	1283
LEVEL 3	0	1238
LEVEL 4	0	2531
<b>TOTAL</b>	<b>17,489</b>	<b>2531</b>



**I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:**

**Block No. 3537 Lot No. 087**

**Address: 435 Duboce Ave.**

**for unpaid City & County property taxes or special assessments collected as taxes.**

A handwritten signature of José Cisneros, consisting of a stylized cursive name, positioned above a horizontal line.

**José Cisneros**

**Tax Collector**

**Dated this 20th day of November 2012**

City and County of San Francisco



Phone: (415) 554-5827  
Fax: (415) 554-5324

<http://www.sfdpw.com>  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

RECEIVED

12 JUL -3 AM 11: 02

Department of Public Works  
Office of the City and County Surveyor

875 Stevenson Street, Room 410  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Interim Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

Date: January 10, 2012

Department of City Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Project ID: 6977			
Project Type: 2 Air Space and 5 Units Multi Use New Construction			
Address#	StreetName	Block	Lot
435	DUBOCE AVE	3537	087
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

Bruce R. Storrs, P.L.S.  
City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

DATE 6-29-2012

